Karen Johnson Davidson County
Batch# 506193 DEEDWARR
10/30/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201030-0127223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024
(AFFIX SEAL)

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-081969

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Danae Belser	FirstBank	
(NAME)	(NAME)	
269 Elysian Field Rd	318 Seaboard Lane, Suite 205	133-12-0-166.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALLEN CYRUS KENNEDY, UNNMARRIED AND ELIZABETH S. EAVES, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN DANAE BELSER, SINGLE WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen Cyrus Kennedy, an unmarried man and Elizabeth S. Williams, married woman by Warranty deed from Woodrow Mack Henry, Jr. and wife, Sandra Henry of record in Instrument No. 20170331-0031569 Register's Office for Davidson County, Tennessee, dated March 28, 2017 and recorded on March 31, 2017.
The said Elizabeth S. Williams having been previously erroneously referred to as married.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 269 Elysian Field Rd, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st day of October, 2020

Allen Cyrus Kennedy

Elizabeth S. Eaves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of October, 2020, before me personally appeared Allen Cyrus Kennedy and Elizabeth S. Eaves, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Devan P. Spinelli, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

Notary Public State of Florida
Alexandra M Ponce
My Commission GG 335495
Expires 05/16/2023